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If you are in any doubt as to any aspect of this circular or as to the action to be taken, you should consult your licensed securities dealer, registered institution in securities, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your shares in Superland Group Holdings Limited (the “Company”), you should at once hand this circular and the accompanying form of proxy to the purchaser or the transferee or to the bank, licensed securities dealer, registered institution in securities or other agent through whom the sale or transfer was effected for transmission to the purchaser or the transferee.

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Superland Group Holdings Limited

德合集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 368)

(1) PROPOSED GRANT OF GENERAL MANDATES TO ISSUE AND REPURCHASE SHARES; (2) PROPOSED RE-ELECTION OF DIRECTORS; AND (3) NOTICE OF ANNUAL GENERAL MEETING

A notice convening the annual general meeting of the Company (the “AGM”) to be held at Room D, The LU+, 3/F, Lu Plaza, 2 Wing Yip Street, Kwun Tong on Tuesday, 23 June 2026 at 11:00 a.m. is set out on pages 18 to 22 of this circular. A form of proxy for use at the AGM is enclosed with this circular.

Whether or not you are able to attend the AGM in person, you are requested to complete and sign the accompanying form of proxy, in accordance with the instructions printed thereon and return it, together with the power of attorney (if any) or other authority (if any) under which it is signed or a notarially certified copy of the power of attorney or authority, to the Company’s branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong (the “Share Registrar”), as soon as possible and in any event not less than 48 hours before the time appointed for holding of the AGM (i.e. at or before 11:00 a.m. on Sunday, 21 June 2026) or any adjournment thereof (as the case may be). Completion and return of the form of proxy will not preclude you from attending, speaking and voting in person at the AGM or any adjournment thereof (as the case may be) if you so wish and, in such event, the form of proxy previously submitted shall be deemed to be revoked.

No refreshment, drinks or corporate gift will be provided at the AGM.

30 April 2026

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DEFINITIONS

In this circular, unless the context otherwise requires, the following expressions have the following meanings:

“AGM”	the annual general meeting of the Company to be held at Room D, The LU+, 3/F, Lu Plaza, 2 Wing Yip Street, Kwun Tong on Tuesday, 23 June 2026 at 11:00 a.m. to consider and, if appropriate, to approve the resolutions contained in the notice of the AGM which is set out on pages 18 to 22 of this circular, or any adjournment thereof;
“Article(s)” or “Articles of Association”	the articles of association of the Company as amended and restated, supplemented or modified from time to time;
“Audit Committee”	the audit committee of the Board;
“Board”	the board of Directors;
“CCASS”	the Central Clearing and Settlement System established and operated by HKSCC;
“close associate(s)”	has the meaning ascribed to it under the Listing Rules;
“Companies Act”	the Companies Act (as revised) of the Cayman Islands;
“Company”	Superland Group Holdings Limited, a company incorporated in the Cayman Islands with limited liability, the Shares of which are listed on the Main Board of the Stock Exchange;
“controlling shareholder(s)”	has the meaning ascribed to it under the Listing Rules;
“core connected person(s)”	has the meaning ascribed to it under the Listing Rules;
“Director(s)”	the director(s) of the Company;
“Group”	the Company and all of its subsidiaries;
“HKSCC”	Hong Kong Securities Clearing Company Limited;
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong;
“Hong Kong” or “HKSAR”	the Hong Kong Special Administrative Region of the PRC;

DEFINITIONS

“Issue Mandate”	a general mandate proposed to be granted to the Directors at the AGM to allot, issue and deal with Shares (including any sale and transfer of Treasury Shares) not exceeding 20% of the total number of Shares in issue (excluding Treasury Shares) as at the date of passing of the relevant resolution granting such mandate;
“Latest Practicable Date”	17 April 2026, being the latest practicable date prior to the printing of this circular for the purpose of ascertaining certain information contained in this circular;
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange, as amended, supplemented or modified from time to time;
“Nomination Committee”	the nomination committee of the Board;
“PRC”	the People’s Republic of China, which for the purpose of this circular, excluding Hong Kong, Macao Special Administrative Region of the PRC and Taiwan;
“Register”	the register of members of the Company;
“Remuneration Committee”	the remuneration committee of the Board;
“Repurchase Mandate”	a general mandate proposed to be granted to the Directors at the AGM to repurchase Shares on the Stock Exchange not exceeding 10% of the total number of Shares in issue (excluding Treasury Shares) as at the date of passing of the relevant resolution granting such mandate;
“SFO”	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or modified from time to time;
“Share(s)”	ordinary share(s) of HK\$0.01 each in the share capital of the Company which include Treasury Share(s), if any, and the holders of Treasury Shares have no voting rights at the general meeting(s) of the Company;
“Shareholder(s)”	the holder(s) of the Share(s);

DEFINITIONS

“Share Registrar”	Tricor Investor Services Limited, being the branch share registrar and transfer office of the Company in Hong Kong, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“Takeovers Code”	The Codes on Takeovers and Mergers and Share Buy-backs issued by the Securities and Futures Commission in Hong Kong, as amended, supplemented or modified from time to time;
“Treasury Shares”	treasury shares of the Company and shall have the meaning ascribed to this term under the Listing Rules; and
“%”	per cent.

EXPECTED TIMETABLE

The expected timetable for the AGM is as follows:

Event	Date
Latest date and time for the Shareholders to lodge transfer documents to the Share Registrar in order to qualify for attending, speaking and voting at the AGM	4:30 p.m. on Tuesday, 16 June 2026
Closure of the Register for determining the entitlement to attend, speak and vote at the AGM	Wednesday, 17 June 2026 to Tuesday, 23 June 2026 (both days inclusive)
Latest date and time for returning of form of proxy to the Share Registrar	11:00 a.m. on Sunday, 21 June 2026
Record date for determining the entitlement to attend, speak and vote at the AGM	Tuesday, 23 June 2026
Date and time of the AGM	11:00 a.m. on Tuesday, 23 June 2026

LETTER FROM THE BOARD

Superland Group Holdings Limited

德合集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 368)

Executive Directors:

Mr. Ng Chi Chiu

(Chairman and Chief Executive Officer)

Ms. Zhao Haiyan Chloe

Non-executive Directors:

Mr. Louie Dicky

Ms. Ho Nga Ling

Independent non-executive Directors:

Mr. Yip Kit Chau

Mr. Law Hung Wai, CPA

Dr. Ho Ka Yan

Registered office:

Cricket Square

Hutchins Drive

P.O. Box 2681

Grand Cayman, KY1-1111

Cayman Islands

*Headquarter and principal place of
business in Hong Kong:*

18/F, Chevalier Commercial Centre

8 Wang Hoi Road

Kowloon Bay

Hong Kong

30 April 2026

To the Shareholders

Dear Sir or Madam,

**(1) PROPOSED GRANT OF GENERAL MANDATES
TO ISSUE AND REPURCHASE SHARES;
(2) PROPOSED RE-ELECTION OF DIRECTORS;
AND
(3) NOTICE OF ANNUAL GENERAL MEETING**

INTRODUCTION

The purpose of this circular is to provide you with information in respect of certain resolutions to be proposed at the AGM including (i) the granting of the Issue Mandate and the Repurchase Mandate to the Directors; and (ii) the re-election of Directors.

LETTER FROM THE BOARD

GENERAL MANDATES TO ISSUE AND REPURCHASE SHARES

The existing general mandates to issue and repurchase Shares will lapse at the conclusion of the AGM. Accordingly, the following ordinary resolutions will be proposed at the AGM to seek the approval from the Shareholders for the granting to the Directors of general mandates authorising them to:

- (i) exercise the powers of the Company to allot, issue and deal with new Shares (including any sale and transfer of Treasury Shares) not exceeding 20% of the total number of Shares in issue (excluding Treasury Shares) as at the date of passing of such resolution;
- (ii) repurchase Shares on the Stock Exchange not exceeding 10% of the total number of Shares in issue (excluding Treasury Shares) as at the date of passing of such resolution; and
- (iii) subject to the passing of the ordinary resolutions to approve the Issue Mandate and the Repurchase Mandate at the AGM, extend the Issue Mandate by an amount representing the total number of Shares repurchased under the Repurchase Mandate.

As at the Latest Practicable Date, the Company had 800,000,000 Shares in issue. Subject to the passing of the ordinary resolutions to approve the Issue Mandate and the Repurchase Mandate at the AGM and on the basis that there is no change in the total number of Shares in issue between the Latest Practicable Date and the date of the AGM, the Company will be allowed to issue up to a maximum of 160,000,000 new Shares under the Issue Mandate, and to repurchase up to a maximum of 80,000,000 Shares under the Repurchase Mandate.

The Issue Mandate and the Repurchase Mandate, if approved by the Shareholders at the AGM, will continue until whichever is the earliest of:

- (i) the conclusion of the next annual general meeting of the Company;
- (ii) the expiration of the period within which the next annual general meeting of the Company is required by the Articles of Association or any applicable laws of the Cayman Islands to be held; and
- (iii) the revocation or variation of such authority by ordinary resolution of the Shareholders in a general meeting.

With reference to the Issue Mandate and the Repurchase Mandate, the Directors wish to state that they have no immediate plan to issue any new Shares or repurchase any Shares pursuant thereto. The Directors will not exercise the Repurchase Mandate to such an extent that the public holding of Shares would be reduced below 25% of the total number of Shares in issue.

The explanatory statement providing the requisite information regarding the Repurchase Mandate as required to be sent to the Shareholders under the Listing Rules is set out in Appendix I to this circular.

LETTER FROM THE BOARD

RE-ELECTION OF DIRECTORS

The Board currently consists of seven Directors. The executive Directors are Mr. Ng Chi Chiu and Ms. Zhao Haiyan Chloe; the non-executive Directors are Mr. Louie Dicky and Ms. Ho Nga Ling; and the independent non-executive Directors are Mr. Yip Kit Chau, Mr. Law Hung Wai, CPA and Dr. Ho Ka Yan.

In accordance with Article 84 of the Articles, Mr. Ng Chi Chiu, being an executive Director, and Mr. Law Hung Wai, CPA and Dr. Ho Ka Yan, being independent non-executive Directors, will retire from office by rotation at the AGM. Being eligible, each of them will offer himself or herself for re-election as an executive Director or an independent non-executive Director (as the case may be) at the AGM.

Mr. Louie Dicky and Ms. Ho Nga Ling were appointed as non-executive Directors with effect from 15 December 2025 and 26 February 2026, respectively. Pursuant to Article 83(3) of the Articles, each of them will hold office only until the AGM and will then be eligible for re-election as non-executive Directors at the AGM.

Brief biographical and other details of the Directors proposed to be re-elected at the AGM which are required to be disclosed under the Listing Rules are set out in Appendix II to this circular.

AGM

A notice convening the AGM to be held at Room D, The LU+, 3/F, Lu Plaza, 2 Wing Yip Street, Kwun Tong on Tuesday, 23 June 2026 at 11:00 a.m. is set out on pages 18 to 22 of this circular.

ACTION TO BE TAKEN

A form of proxy for use by the Shareholders at the AGM is enclosed with this circular. Whether or not you are able to attend the AGM in person, you are requested to complete and sign the accompanying form of proxy, in accordance with the instructions printed thereon and return it, together with the power of attorney (if any) or other authority (if any) under which it is signed or a notarially certified copy of the power of attorney or authority, to the Company's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, as soon as possible and in any event not less than 48 hours before the time appointed for holding of the AGM (i.e. at or before 11:00 a.m. on Sunday, 21 June 2026) or any adjournment thereof (as the case may be). Completion and return of the form of proxy will not preclude you from attending, speaking and voting in person at the AGM or any adjournment thereof (as the case may be) if you so wish and, in such event, your appointment of proxy under any form of proxy previously submitted shall be deemed to be revoked.

CLOSURE OF REGISTER OF MEMBERS

Members who are entitled to attend, speak and vote at the AGM are those whose names appear as members on the Register on Tuesday, 23 June 2026.

LETTER FROM THE BOARD

For determining the entitlement to attend, speak and vote at the AGM, the Register will be closed from Wednesday, 17 June 2026 to Tuesday, 23 June 2026, both days inclusive, during which period no transfer of Shares shall be effected. In order to qualify for the entitlement to attend, speak and vote at the AGM, all transfer documents accompanied by the relevant share certificates must be lodged with the Share Registrar for registration no later than 4:30 p.m. on Tuesday, 16 June 2026.

VOTING BY WAY OF POLL

Pursuant to Rule 13.39(4) of the Listing Rules, any vote of the Shareholders at a general meeting must be taken by poll except where the chairman, in good faith, decides to allow a resolution which relates purely to a procedural or administrative matter to be voted on by a show of hands. Accordingly, all the resolutions proposed at the AGM will be taken by way of poll.

On a poll, every Shareholder present in person or by proxy or, in the case of a Shareholder being a corporation, by its duly authorised representative, shall have one vote for every Share held which is fully paid or credited as fully paid.

After the conclusion of the AGM, the poll vote results will be published on the website of the Stock Exchange at www.hkexnews.hk and the website of the Company at www.superland-group.com.

RECOMMENDATION

The Directors consider that the proposed grant of the Issue Mandate and the Repurchase Mandate, the proposed extension of the Issue Mandate and the proposed re-election of the Directors eligible for re-election are in the best interests of the Company and the Shareholders as a whole. Accordingly, the Directors recommend the Shareholders to vote in favour of all the resolutions to be proposed at the AGM.

RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief, the information contained in this circular is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this circular misleading.

GENERAL INFORMATION

Your attention is also drawn to the additional information set out in the appendices to this circular.

LETTER FROM THE BOARD

MISCELLANEOUS

This circular is prepared in both English and Chinese. In case of any inconsistency, the English version of this circular shall prevail.

By Order of the Board
Superland Group Holdings Limited
Mr. Ng Chi Chiu
Chairman, chief executive officer and executive Director

The following is the explanatory statement as required by the Listing Rules to be provided to the Shareholders concerning the Repurchase Mandate proposed to be granted to the Directors at the AGM.

SHARE CAPITAL

As at the Latest Practicable Date, the authorised share capital of the Company was 2,000,000,000 Shares, of which a total of 800,000,000 Shares were issued and fully paid.

Subject to the passing of the ordinary resolution to approve the Repurchase Mandate at the AGM and on the basis that there is no change in the total number of Shares in issue between the Latest Practicable Date and the date of the AGM, the Company will be allowed to repurchase up to a maximum of 80,000,000 Shares under the Repurchase Mandate.

The Repurchase Mandate, if approved by the Shareholders at the AGM, will continue until whichever is the earliest of:

- (i) the conclusion of the next annual general meeting of the Company;
- (ii) the expiration of the period within which the next annual general meeting of the Company is required by the Articles of Association or any applicable laws of the Cayman Islands to be held; and
- (iii) the revocation or variation of such authority by ordinary resolution of the Shareholders in a general meeting.

REASONS FOR REPURCHASE

The Directors believe that it is in the best interests of the Company and the Shareholders as a whole for the Directors to have a general authority from the Shareholders to enable the Directors to repurchase Shares on the market. When exercising the Repurchase Mandate, the Directors may, subject to market conditions and the Company's capital management needs at the relevant time of the repurchase, resolve to cancel the Shares repurchased following settlement of any such repurchase or hold them as Treasury Shares. Shares repurchased for cancellation may, depending on market conditions and funding arrangements at the time, lead to an enhancement of the net assets value per Share and/or earnings per Share. On the other hand, Shares repurchased and held by the Company as Treasury Shares may be resold on the market at market prices to raise funds for the Company, or transferred or used for other purposes, subject to compliance with the Listing Rules, the Articles of Association and the applicable laws of the Cayman Islands. Repurchases under the Repurchase Mandate will only be made when the Directors believe that such repurchases will benefit the Company and the Shareholders as a whole.

To the extent that any Treasury Shares are deposited with CCASS pending resale on the Stock Exchange, the Company will adopt appropriate measures to ensure that it will not exercise any Shareholders' rights or receive any entitlements which would otherwise be suspended under the applicable laws if those Shares were registered in the Company's own name as Treasury Shares. These measures may include approval by the Board that (i) the Company will not (or will procure its broker not to) give any instructions to HKSCC to vote at

general meetings for the Treasury Shares deposited with CCASS; and (ii) in the case of dividends or distributions (if any and where applicable), the Company will withdraw the Treasury Shares from CCASS, and either re-register them in its own name as Treasury Shares or cancel them, in each case before the relevant record date for the dividends or distributions.

FUNDING AND IMPACT OF REPURCHASE

Any repurchase of Shares will be made out of funds which are legally available for the purpose in accordance with the Listing Rules, the Articles of Association and the applicable laws of the Cayman Islands. A listed company may not repurchase its own securities on the Stock Exchange for a consideration other than cash or for settlement otherwise than in accordance with the trading rules of the Stock Exchange. Subject to the foregoing, any repurchases by the Company may be made out of profits of the Company, out of the Company's share premium account, out of proceeds of a new issue of Shares made for the purpose of the repurchase or, if authorised by the Articles of Association and subject to the Companies Act, out of capital. Any amount of premium payable on the purchase over the par value of the Shares to be repurchased must be paid out of profits of the Company or from sums standing to the credit of the Company's share premium account or, if authorised by the Articles of Association and subject to the Companies Act, out of capital.

As compared with the financial position of the Company as at 31 December 2025 (being the date to which the latest audited accounts of the Company were made up), the Directors consider that there might be a material adverse impact on the working capital or the gearing position of the Company in the event that the Repurchase Mandate was to be exercised in full during the proposed repurchase period. The Directors do not propose to exercise the Repurchase Mandate to such extent as would, in the circumstances, have a material adverse effect on the working capital requirements of the Company or the gearing levels which in the opinion of the Directors are from time to time appropriate for the Company.

DIRECTORS, THEIR CLOSE ASSOCIATES AND CORE CONNECTED PERSONS

None of the Directors or, to the best of the knowledge and belief of the Directors, having made all reasonable enquiries, any of their respective close associates has any present intention, in the event that the Repurchase Mandate is approved by the Shareholders, to sell Shares to the Company. No core connected person of the Company has notified the Company that he/she/it has a present intention to sell Shares to the Company nor has he/she/it undertaken not to sell any of the Shares held by him/her/it to the Company in the event that the Repurchase Mandate is approved by the Shareholders.

UNDERTAKING

The Directors have undertaken to the Stock Exchange that, so far as the same may be applicable, they will exercise the powers of the Company to make repurchases pursuant to the Repurchase Mandate in accordance with the Listing Rules, the Articles of Association and the applicable laws of the Cayman Islands.

The Company confirms that the explanatory statement set out in this Appendix contains the information required under Rule 10.06(1)(b) of the Listing Rules and that neither the explanatory statement nor the Repurchase Mandate has unusual features.

EFFECT OF THE TAKEOVERS CODE

If a Shareholder's proportionate interest in the voting rights of the Company increases as a result of a repurchase of Shares pursuant to the Repurchase Mandate, such increase will be treated as an acquisition of voting rights for the purposes of Rule 32 of the Takeovers Code. Accordingly, a Shareholder or a group of the Shareholders acting in concert (within the meaning under the Takeovers Code), depending on the level of increase of the Shareholder's interest, could obtain or consolidate control of the Company and become(s) obliged to make a mandatory offer in accordance with Rules 26 and 32 of the Takeovers Code.

To the best of the knowledge and belief of the Directors, if the Repurchase Mandate were exercised in full, the percentage of the shareholdings of the Shareholders, who have an interest in 5% or more of the total issued Shares (based on the number of Shares they held as at the Latest Practicable Date), before and after such repurchase would be as follows:

Name of Shareholders	Notes	Number of Shares held	Percentage of shareholdings as at the Latest Practicable Date	Approximate percentage of shareholdings if the Repurchase Mandate is exercised in full
Space Plus Investment Company Limited ("Space Plus")	1	600,000,000	75.00%	83.33%
Mr. Ng Chi Chiu ("Mr. Ng")	1	600,000,000	75.00%	83.33%
Ms. Zhao Haiyan Chloe ("Ms. Zhao")	2	600,000,000	75.00%	83.33%

Notes:

1. Mr. Ng is interested in the entire issued share capital of Space Plus and he is therefore deemed to be interested in the Shares held by Space Plus by virtue of the SFO.
2. Ms. Zhao is the spouse of Mr. Ng and she is therefore deemed to be interested in the Shares held by Mr. Ng by virtue of the SFO.

In the event that the Repurchase Mandate is exercised in full, the interest in the Shares held by Space Plus will increase to approximately 83.33%. Such increase would not give rise to an obligation to make a mandatory offer under Rule 26 of the Takeovers Code but would reduce the number of Shares held by the public to less than 25%.

In respect of the public float, the Directors will not repurchase the Shares on the Stock Exchange if the repurchase would result in the number of the listed securities which are in the hands of the public falling below 25%, being the relevant minimum prescribed percentage for the Company as required by the Listing Rules.

SHARES REPURCHASE MADE BY THE COMPANY

The Company has not repurchased any of its Shares (whether on the Stock Exchange or otherwise) during the six months prior to the Latest Practicable Date.

SHARE PRICES

The monthly highest and lowest closing prices at which the Shares traded on the Stock Exchange during each of the previous twelve months, and up to the Latest Practicable Date, were as follows:

	Price per Share	
	Highest <i>HK\$</i>	Lowest <i>HK\$</i>
2025		
April	0.280	0.250
May	0.290	0.250
June	0.275	0.231
July	0.260	0.226
August	0.350	0.243
September	0.350	0.290
October	0.350	0.305
November	0.425	0.300
December	0.460	0.410
2026		
January	0.470	0.420
February	0.580	0.435
March	0.780	0.475
April (up to the Latest Practicable Date)	0.780	0.730

Source: quoted prices from the Stock Exchange's website (www.hkex.com.hk)

Details of the Directors who will retire from office at the AGM or will hold office only until the AGM (as the case may be) and being eligible, will offer themselves for re-election at the AGM, are set out below:

EXECUTIVE DIRECTOR

Mr. Ng Chi Chiu (“Mr. Ng”), aged 53, is the chairman of the Board, the chief executive officer of the Company, an executive Director and one of the controlling shareholders of the Company. He was appointed as a Director on 11 July 2019 and was re-designated as an executive Director and appointed as the chairman of the Board and the chief executive officer of the Company on 17 December 2019. He is also the chairman of the Nomination Committee. He acquired Success Base Engineering Limited (“**Success Base Engineering**”) in November 2004 and has been a director of Success Base Engineering since then. Mr. Ng has been a director of Team World Company Limited since its establishment in July 2019. Mr. Ng is responsible for formulating business plan, engaging in major decision making and monitoring the overall operation of our Group. Mr. Ng is the spouse of Ms. Zhao, an executive Director.

Mr. Ng has over 30 years of experience in the fitting-out industry and project management. Mr. Ng initially entered the fitting-out industry by working in B.S.C. Interior Contract and Engineering Company Limited, a fitting-out contractor, from April 1991 to September 2001, and his last position held was assistant project manager. Mr. Ng then worked in New Portfolio Design & Engineering Company Limited, a fitting-out contractor, from June 2002 to December 2003 as a general manager responsible for managing fitting-out projects.

Mr. Ng obtained a Bachelor of Arts in business and management from University of Sunderland in March 2023 and obtained a Doctor of Philosophy in Business Administration from Lincoln University College in September 2024.

Mr. Ng entered into a service contract with the Company for a term of three years commencing on 17 July 2023 and shall continue thereafter unless and until it is terminated by the Company or Mr. Ng giving to the other not less than three months’ prior notice in writing. He is subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Articles of Association. Pursuant to the said service contract, Mr. Ng is entitled to an annual remuneration (inclusive of the Directors’ quarter) of HK\$3,018,000, and a discretionary bonus, if so recommended by the Remuneration Committee and approved by the Board at its absolute discretion, the amount of which is determined with reference to the audited consolidated net profit of the Group after taxation and minority interests but before extraordinary items in respect of each complete financial year of the Company during which his appointment hereunder subsists. Such emoluments have been determined by reference to his qualifications, experience and responsibilities in the Company and the prevailing market conditions and is subject to annual review.

As at the Latest Practicable Date, Mr. Ng is deemed to be interested in 600,000,000 Shares held by his controlled corporation, Space Plus, pursuant to Part XV of the SFO.

Save as disclosed above, Mr. Ng does not have any relationship with any Directors, senior management or substantial or controlling shareholders of the Company and did not hold any other directorships in public companies the securities of which are listed on any securities market in Hong Kong or overseas in the last three years preceding the Latest Practicable Date.

NON-EXECUTIVE DIRECTORS

Mr. Louie Dicky (“Mr. Louie”), aged 37, was appointed as a non-executive Director on 15 December 2025. Mr. Louie is responsible for providing professional opinion and judgment to our Board.

Mr. Louie is a chartered surveyor and currently serves as a director of WE Construction Limited. He has over 10 years of experience in building construction, alterations and additions works, and renovation works. He has previously participated in numerous large-scale renovation and refurbishment projects in Hong Kong.

Mr. Louie holds memberships in several international professional institutions, including the Royal Institution of Chartered Surveyors, the Chartered Institute of Building, and the Chartered Institution of Civil Engineering Surveyors. He also serves as an Executive Committee Member of the Hong Kong Y-Elite Association, the Deputy Director of the Professionals Committee of the Hong Kong CPPCC Youth Association, a member of the Dashun Foundation Think Tank, and the Vice Chairman of the Engineering Community Social Promotion Association.

Mr. Louie has signed a letter of appointment with the Company for a fixed term of two years commencing on 15 December 2025 and shall continue thereafter unless and until it is terminated by the Company or Mr. Louie giving to the other not less than three months’ prior notice in writing. He is subject to retirement from office and re-election at the AGM in accordance with the Articles of Association. Pursuant to the said letter of appointment, Mr. Louie is not entitled to receive any Director’s fees or remuneration.

Ms. Ho Nga Ling (“Ms. Ho”), aged 48, was appointed as a non-executive Director on 26 February 2026. Ms. Ho is responsible for providing professional opinion and judgment to our Board. She served as an executive Director from September 2020 to August 2022.

Ms. Ho has over 20 years of experience in financial and commercial real estate advisory services. In addition, Ms. Ho held executive directorship roles in the private sector, where she focused on implementing business strategies and providing structured investment products and fund solutions to clients. She has been an independent non-executive director of Wang On Properties Limited (a company listed on the Stock Exchange (Stock Code: 1243)) since 14 November 2025.

Ms. Ho obtained her Bachelor of Science degree from Purdue University in December 2002.

Ms. Ho has signed a letter of appointment with the Company for a fixed term of two years commencing on 26 February 2026 and shall continue thereafter unless and until it is terminated by the Company or Ms. Ho giving to the other not less than three months' prior notice in writing. She is subject to retirement from office and re-election at the AGM in accordance with the Articles of Association. Pursuant to the said letter of appointment, Ms. Ho is entitled to a Director's fees of HK\$40,000 per month. Such emoluments have been determined by reference to her qualifications, experience and responsibilities in the Company and the prevailing market conditions and is subject to annual review.

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. Law Hung Wai, CPA, ("Mr. Law"), aged 68, was appointed as an independent non-executive Director on 17 January 2024. He is also the chairman of the Remuneration Committee and a member of each of the Audit Committee and the Nomination Committee. Mr. Law is responsible for supervising and providing independent judgment to the Board.

Mr. Law graduated from University of London with a Bachelor Degree of Laws, Hawaii Pacific University with a Bachelor Degree of Science (Business Administration and Accounting), University of California, Berkeley with a Master's Degree of Business Administration (Finance) and University of Hawaii with a Bachelor Degree of Science (Civil Engineering). He has extensive experience in advisory, consulting and corporate finance work. Since April 2010, Mr. Law has been serving as director of TIC Associates Limited, a corporate finance advisory services consulting firm. From 2011 to February 2020, Mr. Law served as business director of a licensed corporation which carried out Type 6 regulated activity under the SFO. From April 2005 to March 2010, Mr. Law served as general manager in finance of the Hong Kong Productivity Council and chairman of its operating units in the PRC. Mr. Law is also a fellow member of the Hong Kong Institute of Certified Public Accountants and the CPA Australia.

Mr. Law has signed a letter of appointment with the Company for a fixed term of three years commencing on 17 January 2024 and shall continue thereafter unless and until it is terminated by the Company or Mr. Law giving to the other not less than three months' prior notice in writing. He is subject to retirement by rotation and re-election at the AGM in accordance with the Articles of Association. Pursuant to the said letter of appointment, Mr. Law is entitled to a Director's fee of HK\$10,000 per month. Such emoluments have been determined by reference to his qualifications, experience and responsibilities in the Company and the prevailing market conditions and is subject to annual review.

Dr. Ho Ka Yan ("Dr. Ho"), aged 48, was appointed as an independent non-executive Director on 1 December 2024. She is also a member of each of the Audit Committee, the Nomination Committee and the Remuneration Committee. Dr. Ho is responsible for supervising and providing independent judgment to the Board.

Dr. Ho graduated from The Chinese University of Hong Kong with a Doctor of Philosophy Degree in Marketing and The University of Hong Kong with a Master of Philosophy Degree in Business and a Bachelor Degree in Business Administration (Accounting and Finance).

Dr. Ho has extensive experience in education and marketing. Since September 2015, Dr. Ho has been serving as an associate professor in the Department of Management, Marketing, and Information Systems (formerly the Department of Marketing) of the Hong Kong Baptist University, and from September 2009 to August 2015, she served as an assistant professor in the same department. Dr. Ho is currently a member of the Occupational Safety and Health Council, being a statutory body established under the Occupational Safety and Health Council Ordinance (Chapter 398 of the Laws of Hong Kong).

Dr. Ho has signed a letter of appointment with the Company for a fixed term of two years commencing on 1 December 2024 and shall continue thereafter unless and until it is terminated by the Company or Dr. Ho giving to the other not less than three months' prior notice in writing. She is subject to retirement by rotation and re-election at the AGM in accordance with the Articles of Association. Pursuant to the said letter of appointment, Dr. Ho is entitled to a Director's fee of HK\$25,000 per month. Such emoluments have been determined by reference to her qualifications, experience and responsibilities in the Company and the prevailing market conditions and is subject to annual review.

Save as disclosed above:

- (i) all of the above Directors did not hold any directorships in public companies the securities of which are listed on any securities market in Hong Kong or overseas in the last three years preceding the Latest Practicable Date;
- (ii) all of the above Directors do not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company as defined in the Listing Rules;
- (iii) as at the Latest Practicable Date, all of the above Directors are not interested in the Shares within the meaning of Part XV of the SFO;
- (iv) as at the Latest Practicable Date, all of the above Directors do not hold any other positions within the Group;
- (v) as at the Latest Practicable Date, all of the above Directors do not have any other major appointments and professional qualifications; and
- (vi) there is no information which is disclosable nor are the above Directors involved in any of the matters required to be disclosed pursuant to any of the requirements under Rule 13.51(2)(h) to (v) of the Listing Rules and there are no other matters concerning any of the above Directors that need to be brought to the attention of the Shareholders.

Both the Board and the Nomination Committee consider the re-election of the above Directors is in the best interests of the Company and the Shareholders as a whole. The proposed re-election of the above Directors will be considered by separate resolutions at the AGM.

NOTICE OF ANNUAL GENERAL MEETING

Superland Group Holdings Limited

德合集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 368)

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that an annual general meeting (the “**AGM**”) of Superland Group Holdings Limited (the “**Company**”) will be held at Room D, The LU+, 3/F, Lu Plaza, 2 Wing Yip Street, Kwun Tong on Tuesday, 23 June 2026 at 11:00 a.m. for the following purposes:

ORDINARY RESOLUTIONS

AS ORDINARY BUSINESS:

1. To receive and consider the audited consolidated financial statements and the reports of the directors (the “**Directors**”) and the auditor of the Company and its subsidiaries (collectively the “**Group**”) for the year ended 31 December 2025;
2.
 - (a) To re-elect Mr. Ng Chi Chiu as an executive Director;
 - (b) To re-elect Mr. Louie Dicky a non-executive Director;
 - (c) To re-elect Ms. Ho Nga Ling as a non-executive Director;
 - (d) To re-elect Mr. Law Hung Wai, CPA as an independent non-executive Director;
 - (e) To re-elect Dr. Ho Ka Yan as an independent non-executive Director; and
 - (f) To authorise the board (the “**Board**”) of Directors to fix the Directors’ remuneration;
3. To re-appoint PricewaterhouseCoopers as the auditor of the Company and to authorise the Board to fix its remuneration;

AS SPECIAL BUSINESS:

To consider and, if thought fit, pass with or without amendments, the following resolutions as ordinary resolutions of the Company:

4. “**THAT:**
 - (a) subject to paragraph 4(c) below, and pursuant to the Rules (the “**Listing Rules**”) Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”), the exercise by the Directors during the Relevant Period (as hereinafter defined) of all the powers of the Company to allot, issue and deal with unissued shares in the capital of the Company or to

NOTICE OF ANNUAL GENERAL MEETING

resell treasury shares (which shall have the meaning ascribed to it under the Listing Rules) of the Company (“**Treasury Shares**”) and to make or grant offers, agreements and options (including warrants, bonds and debentures convertible into the shares of the Company (the “**Shares**”)) which might require the exercise of such powers, subject to and in accordance with all applicable laws and the articles of association of the Company, be and is hereby generally and unconditionally approved;

- (b) the Directors be and are hereby authorised during the Relevant Period to make or grant offers, agreements and options (including warrants, bonds and debentures convertible into the Shares) which might require the exercise of such powers after the end of the Relevant Period;
- (c) the total number of Shares allotted or agreed conditionally or unconditionally to be allotted (whether pursuant to an option or otherwise) and issued by the Directors and Treasury Shares sold and/or transferred or agreed conditionally or unconditionally to be sold and/or transferred by the Directors pursuant to the approval in paragraphs 4(a) and 4(b) above, otherwise than pursuant to a Rights Issue (as hereinafter defined) or pursuant to the exercise of any options granted under the share option scheme adopted by the Company or an issue of Shares upon the exercise of subscription or conversion rights attached to the warrants or the convertible securities which might be issued by the Company or an issue of Shares in lieu of the whole or part of a dividend on shares or any scrip dividend scheme or similar arrangement in accordance with the articles of association of the Company, shall not exceed 20% of the total number of Shares in issue (excluding Treasury Shares) on the date of the passing of this resolution, and the said approval shall be limited accordingly; and
- (d) for the purposes of this resolution:

“**Relevant Period**” means the period from the date of the passing of this resolution until whichever is the earliest of:

- (i) the conclusion of the next annual general meeting of the Company;
- (ii) the expiration of the period within which the next annual general meeting of the Company is required by the articles of association of the Company or any applicable laws of the Cayman Islands to be held; and
- (iii) the revocation or variation of the authority given under this resolution by an ordinary resolution of the shareholders of the Company in a general meeting.

NOTICE OF ANNUAL GENERAL MEETING

“**Rights Issue**” means an offer of Shares open for a period fixed by the Directors to holders of Shares whose names stand on the register of members of the Company on a fixed record date in proportion to their then holdings of such Shares (subject to such exclusions or other arrangements as the Directors may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of any relevant jurisdiction, or the requirements of any recognised regulatory body or any stock exchange).”

5. “**THAT:**

- (a) subject to paragraph 5(c) below, the exercise by the Directors during the Relevant Period (as hereinafter defined) of all the powers of the Company to repurchase the number of Shares in issue on the Stock Exchange or any other stock exchange on which the securities of the Company may be listed and recognised by the Securities and Futures Commission of Hong Kong and the Stock Exchange for this purpose, subject to and in accordance with all applicable laws and the requirements of the Listing Rules or any other stock exchange as amended from time to time, be and is hereby generally and unconditionally approved;
- (b) the approval in paragraph 5(a) shall be in addition to any other authorisation given to the Directors and shall authorise the Directors on behalf of the Company during the Relevant Period to procure the Company to repurchase its shares at a price determined by the Directors;
- (c) the total number of Shares which the Directors are authorised to repurchase pursuant to the approval in paragraphs 5(a) and 5(b) above shall not exceed 10% of the total number of Shares in issue (excluding Treasury Shares) on the date of the passing of this resolution, and the said approval shall be limited accordingly; and
- (d) for the purposes of this resolution:

“**Relevant Period**” means the period from the date of the passing of this resolution until whichever is the earliest of:

- (i) the conclusion of the next annual general meeting of the Company;
- (ii) the expiration of the period within which the next annual general meeting of the Company is required by the articles of association of the Company or any applicable laws of the Cayman Islands to be held; and
- (iii) the revocation or variation of the authority given under this resolution by an ordinary resolution of the shareholders of the Company in a general meeting.”

NOTICE OF ANNUAL GENERAL MEETING

6. “**THAT** conditional upon the passing of the ordinary resolutions numbered 4 and 5 as set out in the notice convening this meeting being duly passed, the total number of Shares which are repurchased by the Company under the authority granted to the Directors pursuant to and in accordance with the said resolution numbered 5 shall be added to the total number of Shares that may be allotted, issued or dealt with (including any sale and transfer of Treasury Shares) or agreed conditionally or unconditionally to be allotted, issued or dealt with by the Directors pursuant to and in accordance with the said resolution numbered 4.”

By Order of the Board
Superland Group Holdings Limited
Mr. Ng Chi Chiu
Chairman, chief executive officer and executive Director

Hong Kong, 30 April 2026

Registered office:

Cricket Square
Hutchins Drive
P.O. Box 2681
Grand Cayman, KY1-1111
Cayman Islands

*Headquarter and principal place of business in
Hong Kong:*

18/F, Chevalier Commercial Centre
8 Wang Hoi Road
Kowloon Bay
Hong Kong

Notes:

1. Any member of the Company entitled to attend, speak and vote at the AGM may appoint another person as his proxy to attend, speak and vote instead of him. A proxy need not be a member of the Company.
2. All resolutions at the AGM will be taken by way of poll pursuant to the Listing Rules and the results of the poll will be published on the website of the Stock Exchange at www.hkexnews.hk and the website of the Company at www.superland-group.com in accordance with the Listing Rules.
3. Where there are joint registered holders of any Share, any one such person may vote at the meeting, either personally or by proxy, in respect of such Share as if he were solely entitled thereto; but if more than one of such joint holders be present at the AGM personally or by proxy, that one of the said persons so present whose name stands first on the register of members of the Company in respect of such share shall alone be entitled to vote in respect thereof. The vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders, and for this purpose seniority shall be determined by the order in which the names stand in the register of members of the Company in respect of the joint holding.
4. In order to be valid, the form of proxy duly completed and signed in accordance with the instructions printed thereon together with the power of attorney (if any) or other authority (if any) under which it is signed or a notarially certified copy thereof must be delivered to the office of the Company's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong (the “**Share Registrar**”), as soon as possible and in any event not less than 48 hours before the time appointed for holding the AGM (**i.e. at or before 11:00 a.m. on Sunday, 21 June 2026**) or any adjournment thereof (as the case may be).

NOTICE OF ANNUAL GENERAL MEETING

5. For determining the entitlement to attend, speak and vote at the AGM, the register of members of the Company will be closed from Wednesday, 17 June 2026 to Tuesday, 23 June 2026, both days inclusive, during which period no transfer of Shares shall be effected. In order to qualify for the entitlement to attend, speak and vote at the AGM, all transfer documents accompanied by the relevant share certificates must be lodged with the Share Registrar for registration no later than 4:30 p.m. on Tuesday, 16 June 2026.
6. If a typhoon signal no. 8 or above is hoisted or a black rainstorm warning signal is in force at or at any time between 9:00 a.m. and 11:00 a.m. on the date of the AGM, the AGM will be adjourned. The Company will post an announcement on the website of the Stock Exchange at www.hkexnews.hk and the website of the Company at www.superland-group.com and to notify the shareholders of the Company of the date, time and place of the adjourned meeting. The AGM will be held as scheduled when an amber or a red rainstorm warning signal is in force. The shareholders of the Company should decide on their own whether they would attend the AGM under bad weather conditions bearing in mind their own situations.
7. References to time and dates in this notice are to Hong Kong time and dates.